

Article 3 Districts

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ARTICLE 3 DISTRICTS

SECTION 3.0 PURPOSE

The purpose of this Article is to describe the array of ZONING DISTRICTS throughout the city and the desired form and character for each one. This section also includes standards for interpreting boundaries between districts. The purpose of this Article is to:

- Identify and establish districts in groupings: residential, business and mixed use, industrial, special districts, and overlay districts such as Floodplain and Neighborhood Commercial.
- Describe purposes and character of each district or overlay.
- Link the zoning Ordinance text to the ZONING MAP and provide map interpretation criteria.

SECTION 3.1 ESTABLISHMENT OF DISTRICTS

Table 3-1 lists the ZONING DISTRICTS for the City:

Table 3-1 List of Zoning Districts	
District Abbreviation	Brief Description
Residential	
Residential A-1 (Res A-1)	Suburban Residential
Residential A (Res A)	Low Density Residential
Residential B (Res B)	Urban Residential
Residential B-1 (Res B-1)	Medium Density Residential
Residential C (Res C)	High Density Residential
Residential C-1 (Res C-1)	Garden Apartment
Residential C-2 (Res C-2)	High-Rise Apartment
Business and Mixed Use	
Office A (Office A)	Non owner occupied Residential Office
Commercial P (Com P)	Commercial Parking
Commercial A (Com A)	Neighborhood Commercial
Business A (Bus A)	General Business
Business B (Bus B)	Service Business

Table 3-1 List of Zoning Districts	
District Abbreviation	Brief Description
Business B-1 (Bus B-1)	Corporate Campus
Business C (Bus C)	Central Business
Business D (Bus D)	Regional Shopping
Industrial Districts	
Mixed Use Industrial (MUI)	Mixed Use Industrial
Industrial Park (IP)	Industrial Park
Industrial A (IA)	General Industrial
Special Districts	
Open Space (OS)	Park and Open Space
Riverfront (RF)	Connecticut Riverfront
Overlay Districts	
WCUROD	West Columbus Urban Renewal Overlay District
NCOD	Neighborhood Commercial Overlay District
FPOD	Flood Plain District
SSOD	State Street Overlay District
SGOD	Smart Growth Overlay District [Reserved]

SECTION 3.2 PURPOSE OF ZONING DISTRICTS

The ZONING DISTRICTS are established to accommodate specific uses and densities as listed in Table 3-2. This table is for descriptive purposes and is not regulatory in nature.

Table 3-2 Purpose of Zoning Districts		
District	General Purpose	Summary of Permitted Uses and Special Character
Residential Districts		
Residential A-1 (Res A-1)	Lowest density residential, primarily single-family detached dwellings	Single-family dwellings and appropriate supporting public facilities.
Residential A (Res A)	Low density residential, primarily single-family and includes detached and attached	Single-family dwellings and appropriate supporting public facilities.
Residential B (Res B)	Medium density residential, primarily single-family and two-family	Single-family and two-family dwellings and appropriate supporting public facilities.
Residential B-1 (Res B-1)	High density residential, primarily single-family and two-family	Single-family and two-family houses at high densities
Residential C (Res C)	Multi-family residential	Single-family dwellings, two-family dwellings and multi-family dwellings; and public facilities.
Residential C-1 (Res C-1)	Multi-family residential	Multi-family dwellings within a clustered development with open space and common facilities.
Residential C-2 (Res C-2)	High-rise residential	Multi-story apartment structures on collector and arterial streets, with limited business activities allowed on the ground floor.
Commercial Districts		
Office A (Office A)	Offices in former residential buildings	Conversion of a Dwelling into a limited office use where the office owner does not have to reside in the building.
Commercial Parking (Com P)	Commercial surface parking lots	Limited to parking use only for Lots adjacent to commercial uses that need additional off-street parking.

Table 3-2 Purpose of Zoning Districts

District	General Purpose	Summary of Permitted Uses and Special Character
Commercial A (Com A)	Small scale neighborhood serving commercial clusters and residential uses.	Small scale retail and service convenience type commercial establishments which serve primarily the day-to-day needs of the immediately surrounding neighborhood, and encourage attractive compact commercial developments in locations close to the residences served, residential use is also allowed.
Business A (Bus A)	Main Street and pedestrian oriented shopping districts with residential allowed.	Provides for the appropriate development and special requirements of a variety of settings, including neighborhood and inter-neighborhood shopping along major roads that connect different parts of the city.
Business B (Bus B)	General business services that are more intense in nature than those in Business A. It is also applied to properties that provide services to heavier industrial land uses, but are not themselves industrial in nature.	Provides for a wide range of highway oriented automotive and service business activities which ordinarily require either arterial or highway or light industrial locations.
Business B-1 (Bus B-1)	Office Commercial/Campus Office (Distinct from Industrial Park, which allows a wider range of uses).	A professional campus office setting appropriate for Corporate Headquarters and other office parks that are distinct from the building types in Industrial Park District.
Business C (Bus C)	Downtown with pedestrian amenities and high rise buildings with no setbacks. Mixed uses.	Accommodates a wide range of high intensity business, cultural and governmental uses appropriate for a downtown location and for this special area of the City.
Business D (Bus D)	Shopping area with anchor tenants drawing customers from the region	Regional retail shopping centers serving customers beyond the neighborhood and even beyond the City.

Table 3-2 Purpose of Zoning Districts		
District	General Purpose	Summary of Permitted Uses and Special Character
Industrial Districts		
Mixed Use Industrial (MUI)	Mixed uses allowed in former industrial sites that have a variety of potential redevelopment opportunities.	A wide variety of compatible uses are allowed such as residential, services, retail, light industrial, and office.
Industrial Park (IP)	Light Industrial, research and development and smaller flexible buildings that include office and light industrial uses (sometimes known as “flex space”).	To provide an attractive business park setting in which a variety of light industrial uses and “flex-space” uses may operate. Industrial Parks have a higher quality of landscaping and site design than Industrial A districts and a narrower set of allowed uses.
Industrial A (IA)	Range of Industrial and Business uses.	This district provides for the full range of industrial and business uses compatible with a major urban center. However, special review and approval is required in the case of certain potentially hazardous or obnoxious uses. Because of the densely developed character of the city, certain other such uses are prohibited.
Miscellaneous Districts		
Riverfront (RF)	The Riverfront District is intended to accommodate and control the development of the riverfront land so as to promote and protect the natural and aesthetic qualities of the river for the general welfare of the public.	Provides for Mixed-use Buildings, medium density residential, lodging, medical and financial services, open space areas and recreation and entertainment.
Open Space (OS)	To provide for the active and passive recreational needs of the City and the protection of its bountiful natural resources.	Passive and active recreation and natural resources. Development occurs as needed to support the primary use, such as restrooms in a park or a crematorium in a cemetery.

Table 3-2 Purpose of Zoning Districts		
District	General Purpose	Summary of Permitted Uses and Special Character
Overlay Districts		
Neighborhood Commercial Overlay	Areas with commercial and mixed use “Main Street” character.	Uses are the same as permitted by the underlying district. Design standards add requirements to create a human scale place with characteristics such as pedestrian amenities, special sign rules, and windows along the ground floor.
West Columbus Urban Renewal Overlay	Riverfront District land located with the West Columbus Urban Renewal Area Amendment #3, to provide for redevelopment of land along the Connecticut River and promote quality redevelopment of the land.	Retail, commercial, recreational, cultural and entertainment activities, as permitted by the underlying district. Special parking lot and sign design standards to enhance the character of this important cultural and entertainment district.
Flood Plain Overlay District	Protection for areas prone to flooding.	Uses are more limited than in the underlying district.
State Street Overlay District	Enhance the urban boulevard character of the State Street Corridor	Uses are the same as permitted by the underlying district. Requires certain lots along State Street to “come up to the street” which will continue the urban form of buildings along the sidewalk in this important corridor. Parking must be located to the side or rear of the buildings.
Smart Growth Overlay District	[Reserved for future use]	

SECTION 3.3 ZONING MAP

The location and boundaries of each of these districts are hereby established as shown on a map entitled “ZONING MAP” which accompanies and is hereby declared to be a part of this Ordinance. The official ZONING MAP is on file in the office of the Office of Planning and Economic Development where it may be viewed during normal working hours. The ZONING MAP, with all subsequent amendments thereto, supersedes all prior ZONING MAPS of the City. See Article 13 for procedures and criteria for amending the ZONING MAP.

SECTION 3.4 INTERPRETATION OF DISTRICT BOUNDARIES

Where any uncertainty exists as to the boundary of any district, as shown on the ZONING MAP the following rules shall apply:

- 3.4.10 Where boundary lines are indicated as following STREET, alleys, waterways or railroads, they shall be construed as following the center lines thereof.
- 3.4.20 Where boundary lines are indicated as approximately following LOT LINES and the extension of LOT LINES, such LOT LINES and extensions of LOT LINES shall be construed to be such boundaries.
- 3.4.30 Where a boundary line divides a LOT or crosses unsubdivided property, the location of such boundary shall be measured on said map.
- 3.4.40 Where further uncertainty exists, the Planning Board, upon written application, shall by resolution determine the field location of a disputed boundary, giving due consideration, among other things, to the apparent indicated location thereof, the scale of said map, official records, and the expressed purposes of the zoning Ordinance.

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